

AN ORDINANCE

98531

APPROVING THE ASSIGNMENT OF AN EIGHT (8) YEAR AMENDED EL MERCADO LEASE AGREEMENT FROM MONICA RUIZ AND LIZA RIDDLE D/B/A JORGE'S MEXICAN IMPORTS TO MAGALI VELAZQUEZ D/B/A SILVER TWINS FOR STORE N-2 WITH 498 SQUARE FEET IN THE CITY OF SAN ANTONIO'S MARKET SQUARE IN COUNCIL DISTRICT 1.

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WHEREAS, it is the policy of the City of San Antonio to lease public property in the El Mercado in Market Square, located at 514 West Commerce Street in City Council District 1, for retail and food sales purposes as per the policies established in Chapter 32, Article II of the City Code of the City of San Antonio; and

WHEREAS, most recently, Ordinance No. 91799, passed and approved on May 18, 2000 authorized the execution of eight (8) year Lease Agreements with current tenants in the City's El Mercado for the period January 1, 2000 through December 31, 2007; and

WHEREAS, Monica Ruiz and Liza Riddle, d/b/a Jorge's Mexican Imports, one of the current tenants in this City facility, presently leases the space identified as Store N-2 with approximately 498 square feet; and

WHEREAS, Ms. Ruiz and Ms. Riddle have requested to assign their lease agreement to Ms. Magali Velazquez d/b/a Silver Twins and have submitted the required application fee; and

WHEREAS, Ms. Velazquez has provided City staff with financial and personal references; and

WHEREAS, Ms. Velazquez will continue to pay rent, utilities and garbage collection fees as required by the original agreement; and

WHEREAS, the lease agreement has been amended to include more current provisions regarding operation of the businesses, such as owner presence requirement and limiting events of default by tenant; and

WHEREAS, it is in the best interest of the City of San Antonio to assign the lease of said public property in the City's El Mercado to the new tenant; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

Section 1. The City Manager or her designee is hereby authorized to execute an Assignment of Lease Agreement (with Landlord's Consent) Magali Velazquez d/b/a Silver Twins for Store N-2 with approximately 498 square feet of space. A copy of said Assignment of Lease Agreement (with Landlord's Consent) is affixed hereto and incorporated herein for all purposes as Attachment I.

Section 2. The proceeds of these agreements shall be deposited into Fund 11-000 entitled "General Fund," Index Codes 016832 and 017517, entitled, El Mercado Specialty Shop Center" and "Application Fee for License Agreement Changes" respectively.

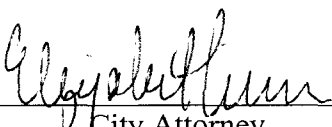
Section 3. This ordinance shall be effective on and after the tenth (10th) day after passage hereof.

PASSED AND APPROVED this 4th day of December 2003.


M A Y O R

EDWARD D. GARZA

ATTEST: Mary Lou Rodriguez
for City Clerk

APPROVED AS TO FORM: 
City Attorney